

For Sublease

CBRE

# Snake River Plaza

Freestanding Restaurant with drive-thru

568 N 2nd E | Rexburg, Idaho 83440



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## Highlights

- + Grocery anchored center
- + Drive-thru and pylon signage
- + ±19,933 ADT heavily trafficked frontage
- + Busy community shopping center anchored by national tenants

# \$42.95

Lease Rate NNN  
Current lease exp: 7/31/2033

# ±2,200

Square feet with drive-thru

Retail

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\$42.95

Lease Rate NNN

Current lease exp: 7/31/2033

±2,200

Available SF

±19,993

Avg. Daily Traffic

2014

Year Built



**Rexburg and Eastern Idaho**

- + ±41,019 estimated 2024 population with an average age of 23.
- + Cost of living in Rexburg is 7.4% less than US Average.
- + BYU Idaho in Rexburg is the largest University in the state of Idaho and enrolls over 21,000 students on the Rexburg campus
- + Eastern Idaho has a MSA of 350,00 with 6.8% population growth, and 2.8% unemployment



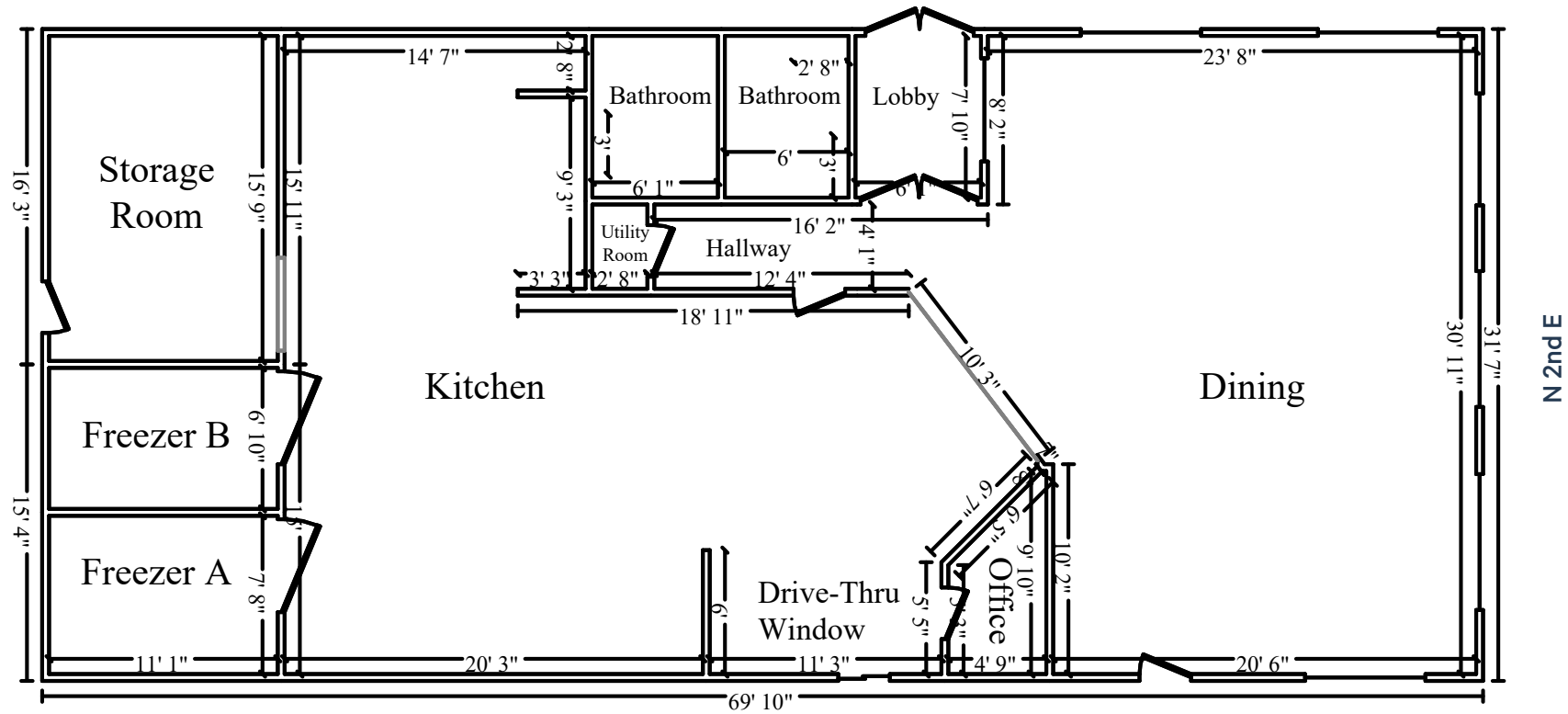
**Demographics**

	1 Mile	3 Miles	5 Miles
2024 Population <small>Current Year Estimate</small>	5,201	45,710	50,682
2024 Average Household Income	\$64,535	\$73,124	\$76,270
2024 Median Household Income	\$41,557	\$50,488	\$53,288
2024 Businesses	583	1,246	1,356
2024 Employees	5,617	13,846	14,814



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## Contact Us

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